

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

LANDS – Hyderabad District – A.P (SA) L.A. Rules, 1976 – Hyderabad District – Conversion of Lease-hold Rights into Free-hold Rights in respect of Government land located admeasuring 3232 Square Yards situated in Sebastian Street, Secunderabad in favour of Amruthavani Communications Centre, Secunderabad – Sanctioned – Orders – Issued.

Revenue (Assignments.III) Department

G.O.Ms. No. 675

Dated 23-06-2011

Read the following :-

- (1) *From the Special Chief Secretary and Chief Commissioner of Land Administration, AP Hyderabad Letter Ref. No. S4/552/2007, dated 07.01.2009.*
- (2) *Representation dated 20.01.2009 of Amruthavani Communication Centre, Secunderabad.*
- (3) *Representation dated 25.01.2009 of the Archdiocese of Hyderabad, SP Road, secunderabad.*

-:O:-

ORDER:

In the reference 1st read above, the Special Chief Secretary and Chief Commissioner of Land Administration Hyderabad has reported that the Plot No. 'nil' admeasuring Ac. 11.24 situated at Sebastian Road, was leased out vide Lease Deed No. 907, dated 18.9.1939 in favour of R.C.Bishop for a period of (30) years commencing from 27.01.1939. Again a comprehensive Lease Deed was issued vide Lease Deed No. 2338 dated 22.9.1959 w.e.f. 22.11.1958. Later, it was sub-divided into two, as Lease Deed No. 4378, dated 01.12.1985 admeasuring 51310 Square Yards in favour of Sri Arulappa Arch Bishop and lease Deed No. 4379, dated 01.12.1985 admeasuring 3232 Square Yards in favour of Amruthavani Communication Centre. The lessee Amruthavani Communication Centre represented by Sri G.Lourdhu Reddy has applied for conversion of lease hold rights into free hold on 25.10.2000.

2. *The lessee i.e. Amruthavani Communication Centre let out the portions of the building to (5) tenants without permission of the competent authority. The report of the Estate Officer does not contain the floor-wise usage details and it was requested to submit a report as per the guidelines issued in the matter. The Estate Officer in his report dated 19.9.2005 submitted that according to the guidelines issued on 11.7.2003 along with revised calculation sheet and sketch showing the building usage. According to which the building consists of (6) Floors which was let out to Andhra Bank, Godavari Fertilizers, A.P. Social Security Services, DDE Organization System and ITC Bhadrachalam (vacated later).*

3. *As per G.O. Ms. No. 816, Revenue Department, dated 09.08.1994 clause (iii) no conversion charges shall be levied for the leases covered by the Government Charitable Institutions. As per clause (iv) and (v) of the said G.O. in case of the Trustees / Committees of the Temples / Mosques, Educational institutions such as Schools, Libraries, Nursing Homes, Hospitals and Clinics the residential rates are applicable. But, the Amruthavani Communications does not come under the purview of any of the above category. Further lease was issued for dwelling purpose, whereas, the lessee has used it for commercial purpose and more over let out the building to various institutions without permission of the competent authority, which attracts levy of additional compounding fees as per Annexure – IV of G.O. Ms. No. 816, dated 9.8.1994. An order was also given for conversion of the lease land in question from lease hold to free hold levying commercial conversion charges by the Chief Commissioner of Land Administration vide Reference dated 16.01.2006.*

contd.2.

4. Government after obtaining a report from the Special Chief Secretary and Chief Commissioner of Land Administration have issued orders vide Memo. No.485/Assn.III(2)/2005-4, dated 9.8.2007 have accorded permission for conversion of lease-hold rights into free-hold in favour of Amruthavani Communication Centre by levying commercial charges and requested the Special Chief Secretary and Chief Commissioner of Land Administration to take necessary action accordingly.

5. In the representation 2nd read above, Amruthavani Communication Centre for the reasons mentioned therein has requested the Government for charging the residential rates for conversion of lease hold into free hold and waive the penalties.

6. Government have examined the matter and after careful consideration accord sanction for conversion of lease-hold rights into free-hold rights in respect of Government land admeasuring 3232 Square yards situated at Sebastian Street, Secundeabad in favour of Amruthvani Communication Centre by levying commercial charges and execute the conveyance deed only after collection of full amount of commercial conversion charges.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

ANIL CHANDRA PUNETHA
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Special Chief Secretary and Chief Commissioner
of Land Administration, AP – Hyderabad.
The District Collector – Hyderabad
Copy to:
The Applicant [through Collector – Hyderabad]

/Forwarded :: By Order /

SECTION OFFICER